



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-15-14 SUBDIVISION OF LOT 10 OF SKI STONE SUBDIVISION**

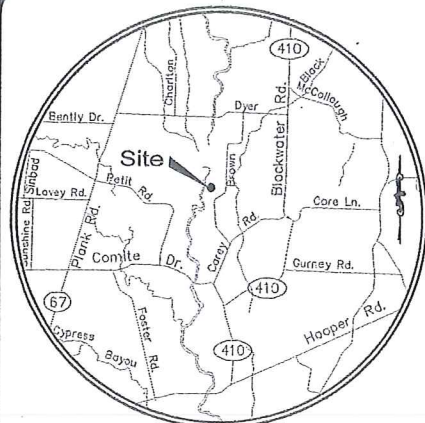
LOCATION: This property is located at 15200 Ski Stone which is at the south end of Ski Stone Drive in Section 27, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Conservation/ Rural Agriculture
PRESENT ZONING	R-1 (Single Family Residential One)
LOT ID NUMBER	241220088
ENGINEER/LAND SURVEYOR	Phil Thomas
APPLICANT	Christina Crawford

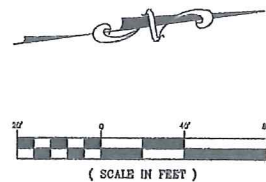
STAFF COMMENTS

1. **Size** of subject property is approximately 7.17 acres.
2. **Background** The applicant is requesting to subdivide one (1) lot into two (2) for single family residential land use.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Conservation/Rural Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan. **(See Attachment A)**
5. **Planning Commission Staff Recommendation** The Staff recommends approval of the subdivision.
6. Scheduled for Planning Commission Meeting on **July 24, 2014**.





VICINITY MAP
(SCALE 1" = 2000')



GENERAL NOTES:

WATER: Parish Water Co.
GAS: Entergy
FIRE: Central Fire District #4
ELECTRIC: Entergy
SEWER: Individual Treatment System
EXISTING LAND USE: Low Density Residential
CENTRAL MASTERPLAN LAND USE: Low Density Residential/Conservation Area
SCHOOL DISTRICTS:
Central Community Schools
(SS-15-14)

NOTE:

The approval of this plat or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and City-Parish laws and ordinances governing the sale and development of the property. In particular, The City of Central and the Parish of East Baton Rouge do not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.

DEDICATION:

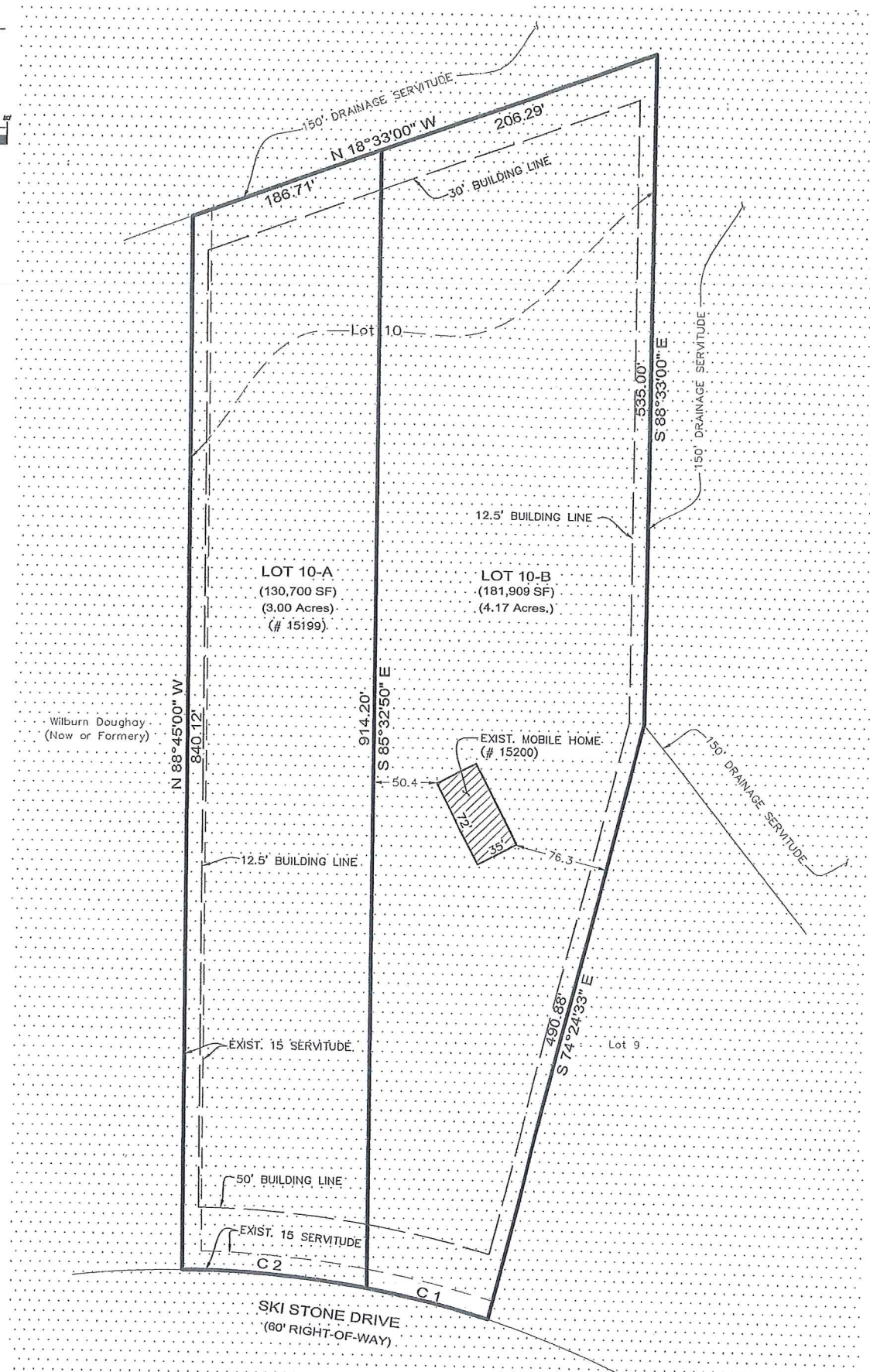
The streets and rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right of way so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted.

SEWAGE DISPOSAL:

No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of The City of Central, East Baton Rouge Parish.

NOAH DAVID CHAPMAN
OWNER
DATE

GLENDA JANE CHAPMAN
OWNER
DATE



NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	832.16	125.00	124.88	S 14°10'30" W
C2	832.16	125.07	124.95	S 05°33'58" W

NOTE:

1.) No Attempt Has Been Made Phillip J. Thomas, P.L.S., to Verify Title, Actual Legal Ownerships, Deed Restrictions, Servitudes, Easements, Or Other Burdens On The Property Other Than That Furnished By The Client Or His Representative.

REFERENCE MAPS:

(1) Final Plat of Ski Stone Subdivision (First Filing) By P. Daniel Wiggins, Civil Engineer, Dated 11-30-76.

FLOOD INFORMATION:

FEMA Flood Insurance Rate Map Panel No. 22033C0180 for East Baton Rouge Parish Louisiana, last revised May 2, 2008 the property shown hereon is located in Flood Zone AE. Nearest Adjacent Base Flood Elevation = 72.0 feet. Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works. As per the Quad sheet there is no major contours for this site.

ZONING INFORMATION:

Zoning: = (R-1 = Single Family Residential District One)
Zoning information should be verified with City of Central.

BASIS OF BEARING:

Base Bearing: N 88°45'00" W
Being the South Boundary Line of Lot 10

NOTE:

Open effluent ditches are predominant in this area, according to health department standards, proposed residences constructed on this site shall be a minimum of 24 inches above the bottom of the adjacent roadside ditch. However, final determination of proposed floor elevations shall be determined according to parish ordinances.

HEALTH UNIT
DATE

APPROVED

WOODROW MUHAMMAD
PLANNING & ZONING DIRECTOR
DATE
FILE #

CHIEF ADMINISTRATIVE OFFICER
DATE

CERTIFICATION:

This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class C Survey in accordance with the State of Louisiana "Minimum Standards for Property Boundary Surveys".



Phillip J. Thomas
PHILLIP J. THOMAS, P.L.S.

7/14/2014
DATE

MAP SHOWING SUBDIVISION
OF

LOT 10
SKI STONE SUBDIVISION
INTO

LOTS 10-A & 10-B

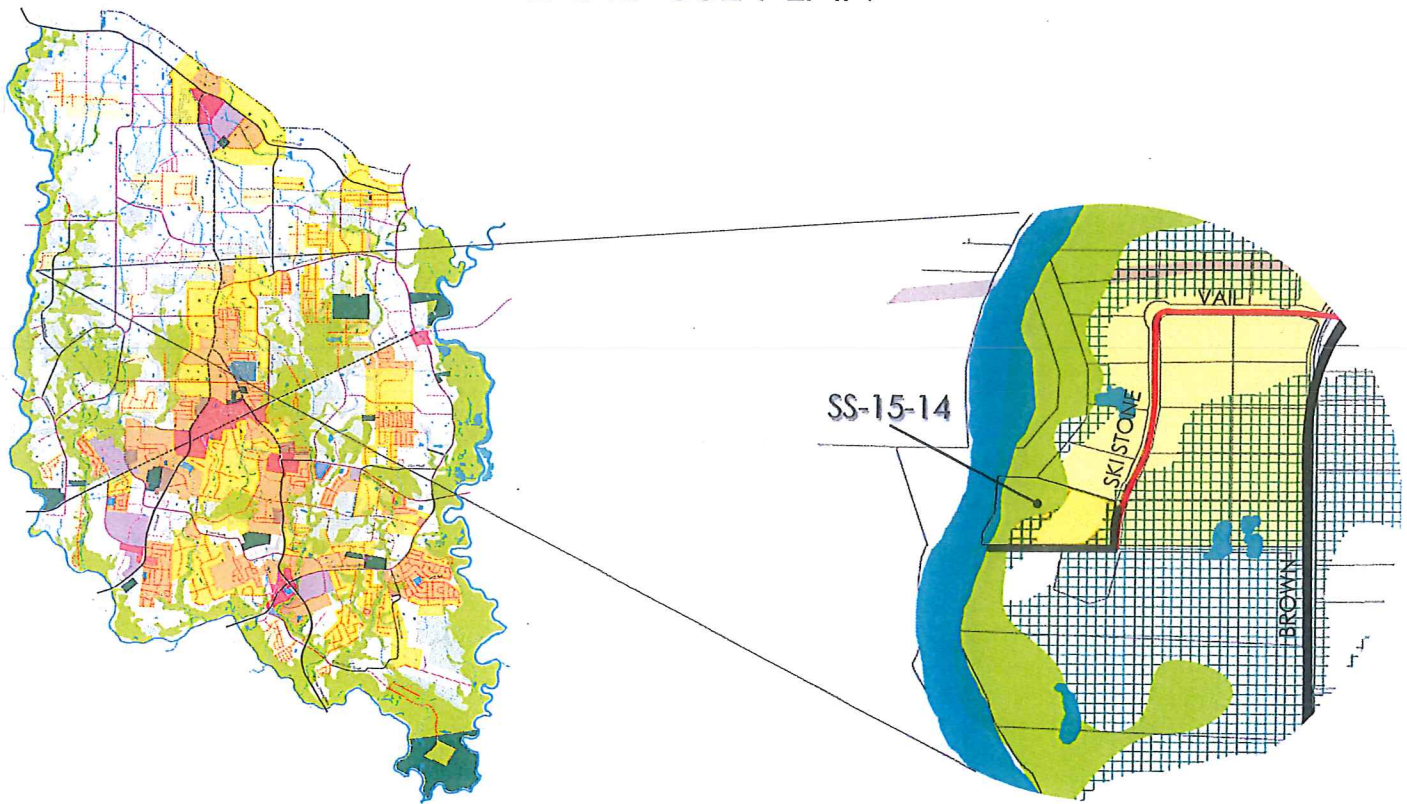
LOCATED IN SECTION 27, T-5-S, R-1-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR

NOAH DAVID CHAPMAN &
GLENDA JANE CHAPMAN

CS-15-14 RFL 7/14/14

MASTER PLAN- PHASE TWO LAND USE PLAN



-  Utility
-  Schools
-  Conservation Areas
-  Restricted Greenspace
-  Incentive Greenspace
-  Rural/Agriculture
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Office/Technology Park
-  City Center
-  Parks/Recreation

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: JULY 24, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-15-14

☐ REQUEST TO REZONE

FROM: _____

TO: _____

☒ OTHER REQUEST

SUBDIVISION OF TWO LOTS 06/24/2014 13:28

For More Information Contact
City of Central 262-5000

SS-15-14